

meadows

Messenger

published by the Fairlington Meadows Council of Co-owners in Historic Fairlington

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by: John Thurber

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Website Provides
Current Information

[www.fairlington.org/
meadowsindex.htm](http://www.fairlington.org/meadowsindex.htm)

Fairlington
Farmers Market to
return May 7 at
9am

So far so good budget-wise with snowfall, but it remains to be seen what lies ahead. We hope everyone remembered to turn off his/her front and rear water spigots so that if and when we do experience a stretch of very cold weather (as I'm writing this it's over 50 degrees in February), you will not experience a burst pipe. This also could affect your neighbor, in the case of B-buildings. Remember that the homeowner is solely responsible for damage caused by frozen and burst pipes. Remove hoses and open the faucets to expel any remaining water. You may refer to the Winter 2016 issue of the Messenger, found on our website, for complete instructions. If you are a renter, please either take care of this yourself (it takes just a moment) or remind your landlord. Once the outside spigot is left open, remember not to turn on the outside water from inside, as happened at one unit recently, causing water to gush out onto the ground unnoticed for hours, flooding the adjacent common area.

As many of you heard at the Annual Meeting, the Board was so dissatisfied with snow removal services last winter, that we have hired a new contractor for the job, Cutter Landscapes, Inc. Cutter is a local business and they stage their equipment close by, in Shirlington and near TC Williams High School; that's an important consideration for accessibility, timeliness, and the fact that we are charged portal-to-portal. In addition, the maintenance crew and Board worked together on a "snow dumping plan," to identify areas where the snow plow operators can deposit large amounts of snow; some of the court signs in these areas had to be moved back a bit so they wouldn't be damaged by the plows or the weight of the snow. Tall red reflectors will be used to mark the parking court signs, fire hydrants, and snow dump areas. Craig had a pre-season meeting with Cutter's foreman back in September to walk the property and review the contract and the dumping plan. The crew also has stockpiled bags of ice melt. The product we will be using, Superior Sno-N-Ice Melter, is recognized by the EPA's Design for the Environment program as a product that has "improved environmental and human health characteristics." It is safe to use around people, vegetation and pets (it will not burn paws). Additionally, it is chemically formulated to prevent spalling of concrete and corrosion of metals. We ask that residents *please* not use anything else on the sidewalks, including rock salt or de-icers that contain calcium chloride. Please also do not put down kitty litter; it is not the right product for the job and it makes a slick and muddy mess (which is then tracked inside and nearly impossible to remove from carpeting, as we learned last year). If traction is needed, regular sand may be used.

In addition to a new snow removal contractor, we also purchased a new ice-breaker shovel and a beast of a snow thrower, a Cub Cadet 3-stage X-series, dubbed "The Innovator of

KEYS FOUND

A set of keys was found in Court 3 back in November. Postings on Facebook and our website went unanswered. The set includes two car keys, a house key, and several others. If these sound familiar, call (703) 998-8723 to claim.

Extreme Power.” It has power steering, hand warmers on the handles, and a “dead man’s switch” for safety, and was the highest-recommended machine in a leading consumer magazine. Craig used his personal time to visit a dealer close to his home to check it out and purchase it for us, and he was able to sell one of our old snow blowers to offset an already-great price.

Additional winter reminders:

- Please be watchful for any iciness near where downspouts drain and in some grassy/common areas.
- Use extreme caution when walking near the buildings, as ice and snow can fall with great velocity from some of the higher roofs. Your best bet is to stay on the sidewalks, which are shoveled.
- Residents who wish to get a little extra exercise after shoveling out their parking space are welcome to clear snow away from nearby storm drains, downspouts and fire hydrants. Also, last year a few kind residents assisted their neighbors in digging out, and helped to remove slush from the sidewalks when it melted a bit on warmer days. It’s a big job to clear the property after a snowfall (or worse, an ice storm), and the crew does their best to get it done in a timely manner, but they can’t get to everyone “first,” so we remind residents to be extra careful while you’re out and about.
- Never turn your heat off entirely during the winter months, as some of the water pipes run along the outside walls and they also could freeze and burst.

Another recent purchase was a new computer for the shop. In “computer years,” the old one was ancient. It was running very slowly and couldn’t handle updates; what should have taken minutes was taking hours. Our webmaster, Ron Patterson, assisted with the installation, downloaded and activated the virus protection software (even the McAfee technician was having a hard time, so kudos to Ron), and made other adjustments. **If you’re good with computers and would like to help maintain this one at the shop, please let Craig know.** Ron, who lives in the Mews, already does a lot for us, so if someone in the Meadows could help out with this task, it would be greatly appreciated.

Painting in Courts 1, 2, 11, 12 and 13 began on October 12 and, after reviewing several proposals, the Board chose Reston Painting & Contracting, another new contractor for us. A pre-painting meeting was held with the company superintendent and foreman to review our painting guidelines and procedures, as well as painting “do’s and don’ts,” such as no walking on the roofs, no ladders resting on the gutters, no leaning black grates against the light poles, and the proper use of a cherry picker to access the dormers. Prior to the start date, Craig and Ricky replaced 29 windowsills and 108 feet of stop molding around windows, in addition to some touch-up painting and caulking. Any additional rotted wood that was discovered during the course of the project was repaired either by them or by the contractor, depending on the severity. In one particularly bad case, a window sill was found to have rotted out completely on both the outside *and* the inside,

beyond the storm window, resulting in the need to replace the entire window sill from the inside out; in addition to the aesthetics, this kind of damage can lead to water intrusion into the unit. Problems of this nature occur when residents fail to cooperate during the painting cycle and make their patios open and accessible so that wood inspection and repairs can be completed. Reston was not able to complete all the doors prior to cold weather setting in, so any that remain to be painted will be done in the spring. Affected residents received notice to this effect.

BOARD VACANCY:

A Board vacancy has arisen. If you are a co-owner and interested in being considered for this position, or for a position in the future, please send an e-mail with a statement of interest to Board President John Thurber at j.thurber@verizon.net.

NEW PORTFOLIO MANAGER:

Our Portfolio Manager at CMC, Dwayne Frazier, began working with us in December 2012, but recently transferred to another position within the company as an onsite General Manager. When he first came on board, we were impressed with how quickly he got up to speed with our governing documents, and appreciated his responsiveness, breadth of knowledge, experience, and outside contacts, as well as his ability to “fit in” as a member of the Meadows team. While we will miss working with Dwayne directly, the good news is that he is still with CMC and has assured the Board that he will continue to be available to ensure a smooth transition. Long-timers may recall that we once had four Portfolio Managers in as many years, so we feel fortunate that Dwayne was with us for as long as he was. It’s a lot of extra work for the Board, “breaking in” a new Portfolio Manager, but we have every confidence that CMC’s upper management has made a fine choice in assigning Sabiha Noorzai-Barbour to the property. Sabiha and her family arrived in the United States in the early 1980s from their home in Kabul, Afghanistan, and settled in Alexandria, where Sabiha attended school. After gaining experience in the hospitality industry, she transitioned to property management, beginning as a leasing consultant. Promotions soon found her overseeing 700 units, and she now has been in the property management business for over a decade, joining CMC in 2015. Sabiha’s contact information can be found on the website, and we look forward to working with her.

ANNUAL MEETING RECAP:

The Annual Meeting of the Council of Co-Owners was held on Tuesday, October 18, with about fifty members of the community in attendance. We reached quorum very quickly, thanks to the efforts of the Court Chairs, who had canvassed their courts for proxies in advance of the meeting, including sending out personal emails to non-resident owners whom they knew. Following introductions, a reading of the night’s Agenda, and other formalities, Board President John Thurber presented his “State of the Association” remarks. There was discussion of the 2017 Budget, which was approved, along with Q&A on each subject as it was raised. John Sitton, who had been appointed by the Board to serve

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out the unexpired term of former Board member Jackie Maguire, was elected to his first full three-year term. Attendees listened to presentations by Board Member/B&G Liaison Lisa Farbstein (B&G Committee Co-Chairs Chuck Edwards and Judi Garth were unable to attend); Pool Committee member Peggy Gregory (PC Chair Tracey McGovern also unable to attend); Recreation Committee Co-Chair Ed Girovasi (Ed's Co-Chair is John Stack); and from Diane Thurber, Chair of the Committee of Court Chairs. Talking points were provided by Messenger Editor Martha Hulley and delivered by Board President John Thurber. During introductions Craig and Ricky, our two-man on-site maintenance team, were thanked for their hard work and dedication to the Meadows. Two \$50.00 gift cards were generously donated by CMC for use as door prizes (everyone who returned a proxy or attended the meeting was eligible to win), and the lucky winners were Melanie Russell and Annette Rose, so congratulations to them! Prior to commencement of the meeting, residents enjoyed light refreshments and socialized with their neighbors. The Annual Meeting is the residents' opportunity to meet the Board members and Portfolio Manager, as well as to learn the current status of every aspect of the community. Thank you to all those who attended, and to those who couldn't make it, we hope to see you next time. (As an aside, all Committee Chairs have agreed to continue serving their respective committees in 2017, so we will have continuity and experience on all fronts! We also have our fingers crossed that lifeguards Shalima Pusey and Carlington Donaldson will return next summer. Carlington already has been recognized by Community Pool Service as a reliable and hard worker, and he will be returning to the area (from his home in Jamaica, also home to Shalima) to assist CPS with pre-season opening procedures at their various pools.)

Although FiOS is being installed on the property, some residents are opting to remain with Comcast. If you are one of those, please refer to the "Comcast Service Agreement," which can be found on our website, for complete information on proper cable installation. One resident recently reported to the Board that a neighbor had allowed Comcast to drill directly into the brick and then leave white cable dangling from the second story. To her credit, once alerted to this violation of the CSA, the resident did call Comcast back to re-do the installation; however, now there's a blemish in the building. Our residents are our first and main defense against improper cable installations, so please refer to the guidelines and discuss them with your installer *prior to* their making the hook-up. Insist that the work be done properly from the onset, because it is often very difficult to get Comcast to return and make things right. Please also see Policy Resolution No. 04-26-11, regarding criteria for installation of satellite dishes and exterior antennas.

INSURANCE-RELATED:

-The Board approved the policy renewal for the Association's master property and casualty insurance policy. Our agent is USI Insurance Services, LLC, and the policy is

with Travelers Insurance Company. Complete insurance information can be found on the Association's website. Residents can log onto www.eoidirect.com to request a Certificate of Insurance for their specific unit, if needed.

-Back around Halloween, the question of fire pits in common areas was raised. At the time the governing documents were drafted in the 1970s, there were no "fire pits" and so they were not specifically addressed. Since this was a new issue, the Board contacted our insurance carrier for guidance, as we do with anything that could be considered a possible area of liability for the Association. Based on the advice the Board received, the vote was to disallow and not sanction the use of fire pits in common areas. We are not in a position to argue with the recommendations of our insurance carrier; they "hold all the cards," as it were. We can assume all the risk we want, but that could prove dangerous, and we certainly do not want to put the Association in the position of losing insurance coverage. In summary, residents should use fire pits in their own patios only, and in a safe manner, according to the County's Fire Prevention Code. Residents will be solely liable for any damage that is caused by their use of a fire pit or other such open-air or cooking device.

-The third issue deals with a "bounce house" being erected on the basketball court, without request or approval, with an electrical cord stretched across the common area into a nearby patio. The unit was so large that it extended above the height of the basketball backboard. The placement of this unit prevented others from using a common element, plus it was erected on a hard surface, such that if a child had bounced out of it, (s)he could have been severely injured. We have no way of knowing if the vendor of this unit was insured and, again, this activity presented a significant liability to the Association. While small units of this nature have been allowed in the past, those residents sought permission and agreed to certain terms of usage. Residents who do not follow this protocol will be requested to immediately cease activities. This is not to deny residents fun, but is for the protection of everyone.

MAINTENANCE ITEMS:

-The guys built a little brick "addition" to the sidewalk near the shop door so they can get the lawn tractor in and out more easily. There previously were just a few (cracked) stepping stones and a drop-off along the edge of the sidewalk, which made things very difficult. They installed crushed stone beneath for stability and durability.

-A resident reported a problem with her fence, which showed evidence of insect damage. First thought was that it looked like termites, but it turned out to be carpenter bees. Repairs were made, and thanks to the resident for alerting us to this maintenance issue, which only would have gotten worse if unreported.

-Craig and Ricky have expanded their proficiencies to include minor brick and mortar repairs on the porches. They also have found a supplier for parts so they can rebuild the sidewalk carriage lights, and have completed several. In addition, the three tall pole lights on the walkway leading out to Quaker Lane were changed out and

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FIOS UPDATE

DETAILING THE INSTALLATION OF FIOS LINES:

The installation of FiOS TV and internet service continues to take place in Fairlington Meadows. Fairlington is the last neighborhood in the county that is being wired for FiOS service, which is the fiber-optic technology that carries high-speed Internet and high-definition TV reception.

Each of the condominium associations that comprises the whole of Fairlington had to come to individual agreements with Verizon, which provides the FiOS service. Fairlington Meadows came to an agreement with Verizon in 2016 to allow the company to move forward to offer the fiber-optic service. Currently only Comcast cable TV and internet service is available in the Meadows.

During the summer, the Verizon FiOS installers conducted a site survey to identify locations on the sides and rears of buildings to install junction boxes. They also installed pipes along the inside of patio fences that will eventually house the fiber optic lines leading from the common areas to the buildings. For B-buildings, the lines will run up the rear of the buildings to enter second-floor units and those lines will be housed inside brick-colored encasements that also were installed this past summer. For the townhouse style buildings, the lines will enter from the front of the units.

Currently you'll notice the Verizon contractors installing the bright orange lines underground. It will take Verizon approximately one week per court to install—a little longer for the larger courts, a few days less for the smallest ones.

The installation involves digging in the common areas to install the lines to each building and to connect them to locations in the common areas behind the buildings to what Verizon calls trunk boxes. Verizon is using what they call a "stitch" method of digging. They dig a series of holes and drill from hole to hole to lay the fiber optic cable. Then they fill the holes. This method of "stitching" from hole to hole should impact the grounds less than a full trench style of digging. You can expect to see the lines being installed throughout the property, even going beneath sidewalks.

Once the lines are installed, the Verizon employees will fill the holes. Verizon will conduct landscaping repair work, such as grass replacement and repair to areas that may sink/settle, for up to a year after the lines are installed.

After the fiber optic lines are installed underground and connected, condo owners will have the option of whether they want the FiOS service connected into their units. If an owner decides to have the connection available inside his/her unit, Verizon will install the line into unit, penetrating a wall from outside. Some owners may decide to have FiOS available for their use. Some owners may decide to have it installed for possible use in the future. Some owners may decide not to have it installed at all.

Having one jack installed inside units while the contractors are on site doing the mass installations will result in no installation fee to the condo owner. However there will be a fee for multiple jacks to be installed inside a unit. It is important to note that if an owner decides to have it installed inside his/her unit at a later date, Verizon will charge an hourly installation fee.

Comcast is still the cable provider for Fairlington Meadows and residents should continue to contact Comcast if they have questions or concerns regarding Comcast service.

Volunteers are essential to the success of any community.
Join a Committee or help out in any way,
and you'll meet some really great people!

light sensors installed so that they are not on 24/7. Craig reported that the old lights were working but were not in the best condition; they had begun to fall apart, and the same lights were no longer available. He did some research and found an excellent replacement that very nearly matched the old. In fact, the new lights are even better because one side swings open and they no longer have to take the light apart just to change the bulb.

-They also were able to handle a plumbing issue in a common area, for which we had received an estimate in excess of \$530.

-The County has repaired a few sidewalk areas that were problematic. In at least one instance, they used asphalt, which allows some "flexibility" in areas where there are large tree roots. Use the County's "Report A Problem" tool at <http://topics.arlingtonva.us/reportproblem/> to report tripping hazards on County sidewalks, damage to bus stops, malfunctioning streetlights, and a host of other issues. This service is for non-emergency requests, and is monitored during weekdays. Information on who to contact in emergency situations is also provided on the site.

-Residents are asked to please maintain common area basements in better condition. Some look more like a dumping ground than a storage area. This haphazard storing of items keeps the crew from getting to the walls to inspect and to perform needed maintenance, which is leading to more instances of mold. Some residents are refusing to cooperate when asked to tidy up the area and discard unwanted items. This passageway provides vital egress in the event of an emergency, and the storing of an excessive number of paint cans and old rags is a fire hazard. If you live in a B-building, please take some time to assess what's being stored in the basement, toss out any unwanted (and in some cases, abandoned) items, and neaten things up a little. Craig and Ricky have repaired and painted the walls in some of the B-building basements that are accessible; they look great, and the residents of those buildings are very pleased with the results.

-The roof covering 4321-4315 in Court 9 was selected for replacement in fall 2016. The work proceeded smoothly, and the Board received no complaints. Before the work even started, the contractor did a good job keeping the pallets off to one side and taped off the area for safety. Craig and Ricky saved as much of the old slate as was in serviceable condition, which can be used for repairs on other roofs. They estimate that by reclaiming usable slate from roof replacements they have so far saved us somewhere in the neighborhood of \$2,200. Roof repairs, including loose and missing slates, woodwork, gutters and downspouts, continue year-round on an as-needed basis.

-Some of the wooden benches in the common areas have required repairs recently. If you notice a problem with one of them, please call it in to the maintenance office. The benches also can tip over if there are heavy winds, so if you see this, please either "right" it, or if it's too heavy for you, let Craig and Ricky know. Also give them a call if you notice a problem with your porch columns. During the last painting cycle, one was discovered to be completely rotted out at the bottom. Remember the old proverb: "a stitch in time saves nine" – meaning: please report any damage to the property that could be repaired before it gets worse and turns into

"replacement" instead.

-If you are doing any sort of project that will leave a mess behind – particularly painting – please put a protective cover on the ground. Craig recently discovered a fair amount of paint on the sidewalk in front of a unit. Fortunately, it was reasonably fresh and was able to be removed, but it really shouldn't have been there in the first place.

REMINDERS:

-Condo fee coupon payment booklets were mailed out before the first of the year, and everyone should now be paying the new assessment. If you pay via Direct Deposit, please be sure you have notified your bank of the new amount. Also, there are numerous accounts that are in arrears, some by just a small amount. If you think yours may be one of them, please take a moment and contact CMC to inquire about making payment, oftentimes it's less than \$10.00. Generally, this is inadvertent when the new condo fees go into effect. It costs too much for us to send letters for these small amounts, but with your help, we could clear the slate for the new year, and that would be great!

-The Board recently received photos taken in a rear common area that had been pretty well trashed by a contractor. It's understandable that there may be a certain amount of disruption during the course of completing a project, but when it looks like the contractor just doesn't care what kind of a mess is made, that's troublesome. In another case, we again witnessed a window replacement contractor tossing old windows, window frames, and vinyl and wood shards out of a second-story window and into the bushes below, with complete disregard for both the landscaping and any passers-by. This was even more troubling because the homeowners had not alerted the Board to this work, had not discussed the contractor guidelines with their contractor, and were not home at the time the work was being done. Please don't allow your contractors to come onto the property and do whatever they feel like doing, in this case, damaging shrubs and putting residents' safety at risk. Help us protect the property and maintain the common areas in good order, front and back. Remember that projects in excess of \$1,000 must receive prior Board review, and that we have a set of common sense contractor guidelines that are very easy to follow.

-Another item of concern is HVAC contractors abandoning old cement a/c pads in the common area. The contractor guidelines specifically state that "all . . . debris of any nature will be removed from the premises by the contractor . . . Nothing will be left behind for Meadows maintenance crew . . ." This again falls into the category of *keeping an eye on your contractor*.

-We are charged \$25.00 *per call* by CMC for emergency service calls, so if it is not a **GENUINE** emergency, please place your call during normal business hours. We also pay per mailing for delinquency notices, so be sure to send in your condo fee payment on time and avoid our having to send a reminder.

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-Ad hoc “dog runs” may not be set up in the common areas. There is an off-leash dog park right here in Fairlington at Utah Field, another one on Four Mile Run, and a third at the top of the hill on Walter Reed.

-Please place your trash out only at the appropriate times. If it’s obvious that you have missed the pickup, please hold onto your bag until the next scheduled collection. Kudos to Capitol, who on January 7, noticed someone had violated this rule, but went over and collected the bags anyway on their second run-through for Big Pickup items. If Capitol’s crew hadn’t been so conscientious, the bags likely would have sat out all day Sunday. Please follow the rules and be considerate of our contractors, folks.

-Facial tissues should not be discarded in the toilet because they are made with a strengthening additive. They don’t break down like toilet paper, and can cause the pipe to clog, resulting in a sewer backup.

-Items marketed as “flushable” have become a growing problem since they were introduced, and also should not be flushed. These include such things as pre-moistened personal wipes and pop-off toilet scrubbers for toilet cleaning wands (baby wipes, disinfectant wipes and facial cloths are not designed to be flushed). Sewer utilities say the items jam pumps, break equipment, and require machinery to use more energy. They also collect fats, oils and grease that some pour down drains – to the agencies’ additional dismay – and form large “fatbergs” that clog pipes and send raw sewage backing up into basements and overflowing into streets and rivers. The problem costs U.S. utilities between \$500 million and \$1 billion annually, including costs associated with clearing clogs and repairing pump stations that fail. Long story short, the only things that should be disposed of in our sanitary sewers are human and pet waste and toilet paper – *nothing else*. Thank you for your cooperation.

-Someone seems to think it’s okay to dump unwanted items out into the common area near the electrical boxes between Courts 10 and 11. That’s actually not okay. With six-day-a-week pickup and Big Pickup the first Saturday of the month, there is no excuse not to dispose of all trash in the proper manner.

-Please remember that if you or your guests (including contractors) are parked in someone else’s reserved space (or, in the case of Courts 2, 11 and 14, if your vehicle does not properly display a Meadows hang tag) the vehicle is subject to towing. The best policy is to let your guests know in advance to park in your own space, on the street, or in a non-reserved space, and to double-check with them when they arrive to be sure they have done so. No one wants to come out and find that his/her vehicle has been towed, and no one really wants to have anyone towed, so please be sure to comply with the Meadows parking rules, which can be found on our website.

Best wishes to all our residents from your Board of Directors.

Respectfully submitted,
John Thurber, Board President

Buildings and Grounds Update

by Judi Garth and Chuck Edwards

-The Board approved Environmental Enhancements as the Meadows’ new landscaping contractor. They also have the landscaping contract for the Mews (Village 6). We are looking forward to working with “EE” which is a larger company and offers more services such as an arborist and a landscaping design team. You may see them this winter “tidying up” by pruning dead wood out of ornamental trees, pruning rose bushes etc. Sometime in late March/early April they will begin the spring clean-up which includes cleaning out the beds and spreading new mulch.

-Our 2016 fall planting had to be cancelled because of unforeseeable delays and by then it was too late to plant. Some of that planting will be done in the spring and some in the fall. Tree replacement will also be spread out over spring and fall depending on the number of residents who are willing to water the new trees regularly.

-A HUGE THANK YOU to those residents who kept our new trees alive during the hottest year on record - 2016!

-So far this year we have been lucky with warmish weather and lots of rain. If we do have a heavy snow, very gently shake the snow off shrubs in the front beds. If shrubs are covered in ice, DO NOTHING. Trying to remove ice will damage the plant.

-Early spring gardening tips include applying a light fertilizer to fall planted pansies and removing the old brown leaves of hellebores to give emerging flower buds room to grow.

Buildings and Grounds Committee Welcomes Interested Residents

The committee meets 8 times a year on the first Wednesday of the month. We do not meet in January, July, August and December. Meetings begin at 7:30 p.m. and last about an hour. No gardening experience is required – just an interest in keeping our community looking good!

The following meetings have been scheduled:

April 5 – Judi Garth - 3411 S. Stafford (Court 4)
May 3 – Annabelle Wright – 3409 S. Utah (Court 12)
June 7 – At the pool

TWO NEW RESOLUTIONS:

In response to the requests of many in the community, including a mention at the Annual Meeting, the Board passed a resolution which is posted on the Meadows website pertaining to smoking in common areas, including B-building front porches, the tennis court, basketball court, playground, and pool. The second involves banning from the property a certain individual who continues to trespass inside B-building hallways. It is currently under review by legal counsel.

Stop Yer Whining

by Ed Girovasi

In mid-December, our 1-year old water heater began emitting a high-pitched whine numerous times daily, ranging between 3 to 10 minutes each time. I called our plumber; of course when he showed up it was acting nice and normal. Nevertheless, he gave it a thorough check and also checked our water pressure (75 psi - normal). He then asked whether the County had been around recently and shut off the water supply for any maintenance work.

Well, yes... just last week one of our Court 6 neighbors was having plumbing work done, requiring the County to shut the water supply off for several hours. Our water heater began whining began the next day. So, I decided to enlist the help of our Court Chairperson who sent an APB/email asking all Court 6 residents if they had experienced similar noises. No one had.

Next stop – Dave Hundelt, Chief Support Engineer, Water/Sewer/Streets Bureau, Arlington County. Dave did some research and provided this advice from www.homerepair.about.com:

In an electric water heater, if you hear a high-pitch whining, it means you have an excessive build-up of scale on one of your heating elements. Even if you don't have a problem, it is good to flush a hot water heater at least once a year to remove any sediment build up it may have acquired. You do not

need to shut off the power or water supply when flushing your tank. First, you want to attach an ordinary garden hose to the drain-cock at the bottom of your hot water heater. This usually looks like a faucet found in your garden, or it looks like a dial with a threaded hole for your hose to attach to. Take the other end of the hose to a place such as a drain or to your front yard where the water is safe to drain out. Open up the drain-cock so the water can begin to flow out of the heater. Don't force the drain-cock open, because it may break easily on older models. Let about five minutes pass and then fill an empty bucket with the draining water. If the water is clear and free of debris, then close the drain-cock and remove the garden hose. If not, then empty the bucket and repeat until the water is clean and clear.

Dave added that he didn't think my problem was caused by scale build-up on a heating element given that my water heater just had its first anniversary. Rather, he speculated that a small piece of debris may have come off the inside of the pipes running from the meter (beneath the sidewalk) to my unit. He added that the whining may simply stop as the debris broke down—which it did in about 3 weeks.

So those of you with older water heaters – think about draining it as noted above once every year. I'm not much of a do-it-yourselfer, so I've made a note on my calendar to call our plumber to handle ours this spring.

Community Directory

For the most up-to-date information:
www.fairlington.org/meadowsindex.htm

Board of Directors

John Thurber, President
Mary Ellen Finigan, First Vice President
Lisa Farbstein, Second Vice President
John Sitton, Secretary
Bill Russell, Treasurer

Address Board Correspondence to Fairlington Meadows
Board of Directors, c/o Community Management Corporation.

For Board meeting minutes, visit our website, see the bulletin board at the corner of the tennis court near the pool house, or contact Sabiha Noorzai-Barbour.

Property Management

Community Management Corporation
4840 Westfields Boulevard, Suite 300
Chantilly, VA 20151
(703) 631-7200

Sabiha Noorzai-Barbour, Portfolio Manager
sabiha.noorzai-barbour@cmc-management.com

Onsite Maintenance

Craig Robbins, Maintenance Manager
Ricky Henderson, Maintenance Assistant
(703) 820-6799

Towing Requests

A-1 Towing of Northern Virginia
Tel: (703) 979-2110 or (703) 416-0710